

Version Brought Forward to Full Council Meeting 12/4/00
by Recommendation of the 12/4/00 Meeting of the
Finance/Executive
Committee
AN ORDINANCE
BY COUNCILMEMBER CLAIR MULLER

00-0-1962

AN ORDINANCE AUTHORIZING THE MAYOR TO
ENTER INTO A NEW AGREEMENT FOR LEASE
OF CHASTAIN AMPHITHEATER FOR A TERM OF
~~ONE~~ ^{Two} YEARS WITH THE ATLANTA SYMPHONY
ORCHESTRA, CONCERT SOUTHERN PROMOTIONS
AND JERRY DICKERSON PRESENTS.

WHEREAS, the current contract for management and operation of the City's
amphitheater at Chastain Park expires on December 31, 2000; and

WHEREAS, the current contract has posed many problems for the surrounding
residences including excessive noise, traffic gridlock, the number of events, and concern
about occupancy capacity of the amphitheater; and

WHEREAS, efforts were made during the week of November 13, 2000 to resolve some
of these issues, which had been subject to a lawsuit in 1990 brought by Chastain Park
Civic Association; and

WHEREAS, while some progress was made to resolve these issues, the sound issue may
take months to resolve with a sound consultant, and the parties to the contract must move
forward with bookings and subscriptions for the 2001 season.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF ATLANTA,
GEORGIA that a new Agreement for a one year term be entered into with substantially
the same elements as the 1990 contract.

SECTION 1: That all parties listed above be signatories to the new one year Agreement
with access to the same number of dates as in the 1990 contract.

SECTION 2: That the only Capital Improvements made during the Year 2001 be those
required by the Fire Marshall for safety reasons and that the costs are born equally by the
City and all parties to the Agreement.

SECTION 3: That the City will obtain the services of an acoustical engineer to resolve
the sound issues before the 2002 concert season.

SECTION 4: That the City and the signatories to this Agreement continue the
discussions on the other issues of the 1990 nuisance lawsuit filed by the Chastain Civic
Association.

Page 2 of 2 Version Brought Forward to Full Council 12/4/00
AMENDMENTS TO 00-0-1962

Section 5: That the maximum decibel level measured at the rear wall of the facility be 85 dba and the maximum seating capacity of the facility be 6464 --- both of the maximum numbers which have been verbally agreed upon during the term of the 1990 contract

Section 6: That no street parking on the streets within a half mile radius of the facility shall be allowed except for residents of those streets and their visitors.

SECTION 7 Surcharge of \$3⁰⁰ on tickets shall fund the noise study and the noise attenuation recommendations

STATE OF GEORGIA
COUNTY OF FULTON

00-0-1962 { 12/4/00 - Attached By Muller
Amendment that was
Approved without objection
of Council)

RENEWAL AGREEMENT FOR CHASTAIN PARK AMPHITHEATER

This Renewal Agreement, made and entered into this ____ day of _____, 2000, to be effective January 1, 2001, by and between the CITY OF ATLANTA, a municipal corporation of the State of Georgia, hereinafter referred to as the "City," and CHASTAIN VENTURES, hereinafter referred to as the "Venture," a Georgia joint venture consisting exclusively of ROBERT W. WOODRUFF ARTS CENTER, INC., a Georgia non-profit corporation, on behalf of ATLANTA SYMPHONY ORCHESTRA, a division thereof, and CONCERT / SOUTHERN CHASTAIN PROMOTIONS, a Georgia joint venture consisting of SOUTHERN PROMOTIONS, INC., and HIGH COTTON, INC., both of which are Georgia corporations,

WITNESSETH

WHEREAS, the City owns a certain public entertainment facility located in Atlanta, Georgia, known as Chastain Park Amphitheater, more particularly described in Exhibit "A" hereto, hereinafter referred to as the "Facility"; and,

WHEREAS, the Facility is a limited-use facility located within a public park known as Chastain Park, which is itself located in a residential community, where special conditions and restraints dictate a very specialized usage and understanding of the Facility; and,

WHEREAS, the policies and operational procedures with respect to the Facility must be consistent with and sensitive to the special nature of the Facility and to the surrounding neighborhood; and,

WHEREAS, it is the policy of the City to administer a program of municipal support of the arts;
and,

WHEREAS, the parties hereto desire to enter into a Renewal Agreement for the operation of the Facility including, but not limited to, leasing the Facility for the presentation of performances by the Atlanta Symphony Orchestra and guest performers presented by the Atlanta Symphony Orchestra, for the use of the Facility by Concert / Southern Chastain Promotions, and other presenters and promoters, for ticket sales for all or a portion of performances, for operation of concessions at the Facility and for the overall management of the Facility; and,

WHEREAS, the City and the Venture have an existing Agreement for the lease and management of the Facility, which Agreement expires on December 31, 2000, and,

WHEREAS, pursuant to Paragraph 16 of said existing Agreement the parties have the option to renegotiate and renew the Agreement in good faith, and therefore now do renew and extend the Agreement upon the renegotiated terms and modifications set forth herein in this Renewal Agreement (hereinafter referred to as the "Renewal Agreement"), and,

WHEREAS, an Ordinance adopted by City Council on the ____ day of _____, 2000, and approved by the Mayor on the ____ day of _____, 2000, attached hereto as Exhibit "B", authorized the Mayor to enter into a contract with the Venture for the lease of the Facility; and,

WHEREAS, this Renewal Agreement is authorized as to the Robert W. Woodruff Arts Center, Inc., by Exhibit "I"; as to Concert / Southern Chastain Promotions, by Exhibit "J"; and as to the Venture by Exhibit "K":

THEREFORE, in consideration of the mutual promises between the parties set forth below, the City and the Venture agree as follows:

1.

LEASE

The City leases the Facility exclusively to the Venture upon the terms and conditions herein contained in this Renewal Agreement, for an additional term of two (2) years, commencing on January 1, 2001, and terminating on December 31, 2002.

2.

DEFINITION OF SEASON;
LIMITATION ON EVENTS

The "Season" for the Facility shall be defined as commencing on the Friday before the Monday on which the Memorial Day holiday is observed, and ending on the Labor Day holiday. The "Pre-Season" shall commence on April 1 and terminate on the day preceding the commencement of the Season.

The "Post-Season" shall commence on the day after the Season terminates and shall terminate on October 31. The Venture, shall, at its discretion, present events at the Facility subject only to the following limitations:

- (a) During the Season, the total number of events presented at the Facility in any week (Monday through Sunday) shall not exceed three (3), although there may be no more than three (3) consecutive nights of events under any circumstances. At least one Friday or Saturday night per month during the months of June, July and August shall

either not be used for events or shall be used for an all-orchestral event, and two (2) additional Friday or Saturday nights during said three-month period shall not be used for events presented at the Facility of any nature. No events shall be presented on “school nights” as determined by the Atlanta public school system, unless such event ends no later than 7:00 p.m. A “school night” is defined as a night on which the following calendar day is a school attendance day for students.

- (b) During the Pre-Season and Post-Season, there shall be permitted two (2) events per week, which shall take place on a Friday or a Saturday night, or on a Sunday afternoon but terminating no later than seven o'clock (7:00) p.m.; provided, however, that during the month of April there shall be permitted only one (1) such event per week. During each of the months of May, September and October, at least two (2) weekend nights (Friday and/or Saturday) shall not be used for events. During the month of October there shall be no more than four (4) events in total.
- (c) The City shall have the right to exempt from those nights otherwise available for presentations hereunder, a maximum of five (5) nights, which shall thereupon not be available for events pursuant to this Renewal Agreement. Said exemption shall not be effective unless the City shall have delivered written notice thereof to the Venture no less than one hundred and eighty (180) days prior to the dates in question. The exempted dates shall be used exclusively for City-sponsored cultural events, or for such City-sponsored events the net proceeds of which shall be turned over to a non-profit entity endorsed by the City. The City shall be treated as a sublessee of the Venture

with regard to said dates, except that the City shall pay no rent for said dates.

- (d) The total number of events presented at the Facility during a calendar year shall not exceed fifty-five (55). Of this number, events presented by the Venture or its sublessees (other than the City) shall not exceed fifty (50). Under the Agreement in effect 1990-2000, the total number of events permitted per year was seventy (70), of which sixty-five (65) were allotted to the Venture. The reduction of such permitted events by fifteen (15) in this Renewal Agreement shall be accounted for entirely by reducing the number of events permitted to Concert / Southern Chastain Promotions by this number (15).
- (e) The Venture shall publish and cause to be posted in a prominent location at the box office at the Facility, which shall be the glass case for posting in said box office, a list of those dates upon which events will be presented according to the following schedule:
 - i ASO "All Orchestral" nights established and notification served by April 1st of each year.
 - ii Other events:

April 1 notification for all events booked for the year as of said date, and not less than four (4) weeks notice for any performance added to said schedule. If an event previously scheduled is subject to a subsequent date change, not less than two (2) weeks notice of said change will be provided, and said notice shall further be given within twenty-four (24) hours of the date the Venture, or either of its partners, becomes aware of said change.

In addition to posting the notice as described above, the Venture at the same time will

cause any such notice to be mailed to the City and sent by facsimile transmission to the President of the Chastain Park Civic Association.

- (f) The maximum occupancy of the Facility at any time is 6,464 ticketed persons, subject to approval by the Fire Marshal as to seating plans. The Venture shall submit to the City's Fire Marshal for approval two (2) separate seating plans, which when approved by the Fire Marshal shall govern the seating at events in the Facility. The first seating plan shall govern those concerts done by the Atlanta Symphony Orchestra. The second seating plan shall govern those concerts done by Concert / Southern Chastain Promotions, and its sublessees. As the result of such approvals, the maximum occupancy allowed may be less than 6,464 ticketed persons, but in no event shall occupancy be greater than 6,464 ticketed persons.
- (g) In the event that the Venture or either partner in the Venture or any sublessee of the Venture violates the provisions of subparagraphs (a), (b), (d) or (f) of this paragraph 2, the offending party shall pay a fine according to the following schedule:

Ten Thousand Dollars (\$10,000) for the first violation of each of said subparagraphs by said party during a calendar year;

Twenty Thousand Dollars (\$20,000) for the second such violation during a calendar year; and

Thirty Thousand Dollars (\$30,000) for the third and any such subsequent violations during said calendar year.

Such fines shall be paid by the Venture within seven (7) days of notification of such

violation by the City. Any such amounts shall be held by the City in a dedicated fund and expended solely for repairs and improvements to Chastain Park, as determined by the City based upon recommendations made in writing by the Chastain Park Civic Association. Should a promoter or sublessee of the City violate any of said provisions on the dates reserved to the City pursuant to subparagraph (c) above, the promoter or sublessee shall be subject to the same fines.

- (h) In the event that either partner in the Venture or any sublessee thereof commits more than three (3) violations of the provisions of this Paragraph 2 during any one calendar year, such shall be an event of default by the partner (the "Defaulting Partner") or sublessee which has committed the violations, but shall not be an event of default by the Venture. Upon the occurrence of such event of default the City shall have the right to terminate the Defaulting Partner's interests in this Renewal Agreement or the defaulting sublessee's interests in any sublease in accordance with Paragraph 17 herein.

3.

RENTAL FEE

- (a) The Venture shall pay to the city as rent for the two-year term of this Renewal Agreement, the following sums for each year of said term, payable by November 15 in each such year:

Years	Annual Rent
2001-2002	\$300,000

- (b) In addition to the amounts denominated as rent in subparagraph (a) above, the Venture shall pay to the City rent calculated as an amount equal to Two Dollars (\$2.00) multiplied by the number of seats sold to events (including any seats sold to City-sponsored events) presented during each such calendar year of the renewal term (2001-2002). Said payment shall be made no later than November 15 following each said Season, and shall be accompanied by a certified statement reflecting the numbers of tickets sold, and Venture shall maintain for a period of three (3) years from said date a certified box office statement and ticket manifest for each said performance for audit by the City. The City shall hold all amounts received by it pursuant to this paragraph 3 (b) and to paragraphs 2(g), 7(d), and 19 hereof in an interest bearing account, the principal and interest of which may be used only for repairs and improvements to Chastain Park, in accordance with the provisions of Paragraph 2(g) above.
- (c) In addition to the amounts denominated as rent in subparagraph 3(a) above, and in addition to the amounts denominated for the dedicated fund in subparagraph 3(b) the Venture shall pay to the City the sum of One Dollar (\$1.00) multiplied by the number of seats sold to events (excluding any seats sold to City-sponsored events) presented during each such calendar year of the initial renewal term (2001-2002). The additional amounts paid under this subsection 3(c) shall be held by the City in a dedicated trust account to be used solely for the purposes of studying and evaluating sound and noise control problems at the Facility, and for improving sound control systems at the Facility, in order better to protect the peace and enjoyment of citizens residing in the

vicinity of the Facility. This fund shall be separate and distinct from the fund established in subparagraph 3(b) above.

- (d) The City shall, within ten (10) days of the submission to it of the information specified above at the end of each year's concert season, provide to the Chastain Park Civic Association a comprehensive accounting of the funds paid by the Venture pursuant to this Renewal Agreement, together with a copy of the certified statement from the Venture reflecting the number of tickets sold, certified box office statement and ticket manifest.

4.

RESPONSIBILITY FOR PHYSICAL FACILITY

- (a) The Venture agrees to manage and operate the Facility in a manner consistent with the management principles of professional entertainment facilities and in accordance with existing and future City and State of Georgia policies, procedures, laws and ordinances, especially as to any city noise ordinances which may be passed in the future. The Venture will be responsible for repairs to, and for repair and maintenance of, the Facility resulting from normal wear and tear. Such repairs would include repairs or replacement of fences, gates, vegetation (other than trees), cleaning and painting of the Facility, repair of plumbing fixtures (but not plumbing referred to in subparagraph (b) (3) below), and similar repairs occasioned by the normal use or normal aging of the Facility.
- (b) The City will be responsible for and will bear the expense of structural repairs to, and

repair and maintenance of, the Facility and its major supply or support systems (except to the extent that such repairs or maintenance are occasioned by the willful act or negligence of or incorrect construction by or on behalf of, the Venture) including but not limited to the following: Major structural elements of the Facility, including but not limited to all foundations, exterior walls, retaining walls, masonry walls and other stonework, poured concrete steps, walkways and ceiling/overhangs, back stage slabs and asphalt driveways and pit seating area.

- i. That portion of the electrical supply system commencing at the Georgia Power Company power meters located to the left of Building “A”, and terminating the power distribution panels located in Buildings “C” and “D”, as said buildings are identified on Exhibit A attached hereto.
- ii. That portion of the plumbing system commencing at the water supply line cutoff valve located in the ground at entrance gate #1 “Pool Road” running underground, up through and terminating at the pressure regulator valves located below Building “F” and in the basement of Building “A”; and from the water supply cutoff valve located approximately at the intersection of Powers Ferry Road and Stella Drive, running underground terminating at the exterior walls of Buildings “H” and “I” and terminating at the water supply cutoff valve located in the ground adjacent to Building “G”.
- iii. All underground drainage and sewage pipes beneath the floors and

outside the exterior walls of Buildings “A”, “F”, “G”, “H” and “I”.

- iv. Stage right garage roof and fascia, shell ceiling roof, and back stage dressing room building roof.
- v. Trees, including the removal, replacement, pruning or trimming thereof where appropriate in the City’s discretion.

In addition, the City will maintain in good working condition: Pool Road, Park Road, all parking areas within the boundaries of Chastain Park, including paving, lighting, drainage, signage and all other repairs and maintenance necessary for the unimpeded use of the Facility.

- (c) In the event that the City is required to make repairs or provide replacements pursuant to this paragraph 4 and has failed to do so:

- i between March 20 and October 31, within ten (10) days after written notice of then need therefor to the person designated in paragraph 23 below, (or in the event said repairs cannot, for reasons beyond the City’s control, be completed within said ten (10) day period, if the City has failed to commence said repairs and diligently pursue them to completion) or
- ii between November 1 and March 19, within a reasonable time after written notice to the person designated in paragraph 23 below, so as to ensure completion by the succeeding April 1,

the Venture shall be authorized to make said repairs at its own expense in lieu of the

City and to deduct the cost thereof (as certified in writing by the Venture to the City) from any amounts due to the City pursuant to Paragraph 3(a) hereof, and to the extent that such deductions are insufficient for the cost thereof, the City shall reimburse the Venture therefor from the amounts due the City pursuant to Paragraph 3(b) above.

- (d) In the event that the repairs referred to in paragraph 4(b) above constitute an emergency, as defined in this subparagraph (d), the notice referred to in paragraph 4(c) above shall be modified to require telephonic notice to the person designated in paragraph 23. If immediate repairs can be made by the City, said repairs shall be made; if telephonic contact cannot be made, or if immediate repairs cannot be, or are not, made, the Venture shall have the rights described in paragraph 4(c) above.

Written notice of any such event and the repairs undertaken as a consequence shall be provided to the City within a reasonable time. For purposes of this subparagraph, an emergency shall be deemed to exist if there is reasonable cause to believe that the Venture or its sublessees will suffer a loss of income or be exposed to costs or liability as a result of an event or condition requiring said repairs, resulting, for example, from restriction of access to the Facility, cancellation of a scheduled performance or rehearsal or endangerment of persons or property, which cannot be avoided except by immediate attention or repair. However, in no event shall the City be liable to the Venture or its sublessees for any loss of income, costs, or other liabilities associated with an event or events or other use of the Facility should the Facility or any portion thereof be destroyed by fire or other casualty or which results or may result by any

event or condition requiring repair of the Facility which is the responsibility of the City.

- (e) The Venture shall be responsible for removal of all trash and litter from the Facility and the immediately surrounding area, including parking lots and street parking areas on Powers Ferry Road, Park Drive, Pool Road, Dupre Road and Wieuca Road within twelve (12) hours of the conclusion of each event presented at the Facility.
- (f) The Venture shall permit explosive fireworks to be detonated only under competent supervision and as part of a performance at the Facility and on no more than one (1) occasion each year, which shall be the Independence Day holiday concert.
- (g) The Venture shall not permit on-site promotions or commercial displays inside or outside the Facility.
- (h) Proper lighting shall be installed at the locations specified in subparagraph (e) above by the City after a review of the area by the parties.
- (i) The Venture shall provide a shuttle transport system which shall minimize the number of vehicles parking in, and traveling through, Chastain Park as a result of events at the Facility. The Venture shall promptly promote the use of such shuttle system in all advertisements and promotional materials used in connection with marketing events to the public. When available parking lots are full, the Venture shall re-direct automobiles of attendees to Roswell Road in order that they may use the shuttle. Between the months of April and October, inclusive, parking shall be prohibited at all times on neighborhood streets within a one-half mile radius of the Facility, as shown on the list and map attached as Exhibit "M" to this Renewal Agreement (the "prohibited zone"),

PROVIDED that residents in the prohibited zone and their guests shall be allowed to park in the prohibited zone in spaces where parking is not otherwise prohibited. The City shall seek to conclude an intergovernmental agreement with Fulton County to effectuate the prohibited zone to the extent that it lies within unincorporated Fulton County. The restrictions in the prohibited zone, when enacted, shall provide that the zone is a tow-away zone.

5.

MANAGEMENT AND OPERATIONS

The Venture shall manage and operate the Facility for the purpose of subleasing the Facility to entities which will present cultural and/or popular programs of entertainment, and which may arrange for sponsorship for said performances for their own accounts. The Atlanta Symphony Orchestra and Concert/Southern Promotions shall be the primary entities to whom the Facility shall be subleased. The Venture shall evaluate all relevant factors, including the City's valid minority business goals, the Venture's prior experience with, and the fiscal responsibility and references of, prospective sublessees in determining, in the sole discretion of the Venture, the other entities to whom the Facility may be subleased.

The Venture shall have the sole and exclusive authority to manage and operate the Facility during the term of this Renewal Agreement, although the City shall employ on-site event management to oversee the Facility during each event. The Venture shall have the responsibility and the authority to hire and fire its personnel for said purposes, and to contract with other entities to provide services either necessary or desirable therefor, including the provision of financial, custodial, security, parking

supervision, maintenance, repair, technical support and other services. The Venture shall be responsible for obtaining and maintaining all operating supplies, including tables and chairs for the Facility.

The Venture will engage a sufficient number of traffic police to control the flow of traffic at all major intersections in and around Chastain Park beginning one and one-half (1½) hours before any scheduled starting time for a performance and continuing until the commencement thereof, and beginning again at the conclusion of each performance and continuing for on (1) hour thereafter.

6.

MINORITY /FEMALE BUSINESS ENTERPRISE GOALS

In this Renewal Agreement the Venture shall sublet thirty-five (35%) percent of its available event dates (that is, 35% of those events allocated to the Venture under this Renewal Agreement, not including those of the Atlanta Symphony Orchestra) to a qualified minority promoter. In this Renewal Agreement the Venture shall retain the same team of sublessees as it had retained during the course of the 1990 Agreement.

7.

SOUND OPERATING PRINCIPLES

- (a) The City has installed a digital delay speaker system, with “fill” speakers, which is in place and utilized as the “house” delay system for the Facility, and which minimize noise impact on the neighborhood while directing enhanced sound energy to the intended audience. Also, the City shall install a remote digital volume control, which shall govern the “fill” speakers and main speakers to provide better policing of noise levels. The

Venture shall require each of its partners and all sublessees and performers to use said “house” delay system with “fill” speakers for sound augmentation and speaker system positions as the exclusive such system in all performances at the Facility. The parties will review the existing delay system and will continue to investigate and to cooperate in the implementation of practical systems and methods available to minimize or eliminate noise impact on the neighborhood. Specifically, the City shall retain an acoustical engineer or engineers to perform a study during the 2001 Season for the purpose of making recommendations for an appropriate sound level and for improvements to the Facility for noise attenuation. This report shall be due to the City (Mayor and Council) on or before March 31, 2002. Costs of the study shall be borne by the Venture.

- (b) The maximum number of hours during which performance level sound, including sound checks, rehearsals, live or recorded performances, and dinner music, may be emitted from the Facility shall be four (4) hours per day. Such performance level sound may not be permitted at the facility before the hour of two o'clock (2:00) p.m. on any given day. No performance shall continue past the hour of eleven o'clock (11:00) p.m.
- (c) The Venture will not permit sound from the Facility to exceed an Equivalent Sound Level (“LEQ”) of 85 dBa as measured from the rear wall of the Amphitheater over a six-minute period, as recommended by Acentech, Inc., in their 1992 study for the City. LEQ is the energy-averaged sound level. The LEQ shall be measured with a precision integrating sound level meter that meets Type 1 requirements as defined by ANSI S1.4 - American National Standard Specifications for Sound Level Meters. The sound level

meter shall be calibrated in accordance with the recommendations from the manufacturer. The measurement procedures shall be in conformance with the requirements of ANSI S1.13 - American National Standard Methods for the Measurement of Sound Pressure Levels. In any event, notwithstanding the above, low-frequency sound shall not be allowed at limits which rattle residential structures in the vicinity of the Facility. Entertainment Support Productions (ESP), who presently service and calibrate the noise monitoring system on behalf of the City, or other qualified technical sound professional approved by the Chastain Park Civic Association, shall be retained by the City to serve as the City's "Sound Monitor." The City shall employ on-site event management to oversee the Facility during each event. The Sound Monitor shall file a report with the Bureau of Cultural Affairs and the Chastain Park Civic Association on the business day next following each event at the Facility.

- (d) In the event that the Venture, either of its partners, or any sublessee violates the restrictions on (i) maximum decibels, or (ii) maximum duration of live performance sound contained in this Paragraph 7, the offending party shall be obligated to pay a fine according to the following schedule:

For the first performance sponsored by said party in which a violation in a particular category identified in (i) or (ii) above occurs, \$10,000;

For the second such performance in which a violation in the same category occurs, \$20,000;

For the third and any subsequent such performance in which a violation in the

same category occurs, \$30,000 as to each such performance.

All fines shall be paid by the Venture within seven (7) days of notification by the City of a violation under this Paragraph 7(d). In the event that either partner in the Venture or any sublessee thereof commits more than three (3) violations of the provisions of this Paragraph during any one calendar year, such shall be an event of default by the partner (the "Defaulting Partner") or sublessee which has committed the violations, but shall not be an event of default by the Venture. Upon the occurrence of such event of default, the City shall have the right to terminate the Defaulting Partner's interests in this Renewal Agreement or the defaulting sublessee's interests in any sublease in accordance with Paragraph 17 herein.

In the event that the Venture disputes the imposition of any such fine or action undertaken by the City under this Paragraph 7(d), the Venture shall (i) notify the City in writing clearly setting forth the grounds therefor that the fine or action is disputed; (ii) shall timely pay the fine (if any) and/or undertake any action required hereunder, as the case may be; and (iii) seek resolution of the dispute by filing an appeal pursuant to the rules set forth by the American Arbitration Association. The Venture shall be solely responsible for all costs and expenses associated with said appeal.

8.

MAJOR PHYSICAL CHANGES

During the term of this Renewal Agreement, neither the City nor the Venture shall make

architectural changes to the Facility which would substantially increase the audience seating capacity, nor shall the City make changes which would adversely affect ingress or egress to the Facility. The Venture may make structural changes to the Facility only upon the prior written consent of the City and to the extent that such changes are consistent with the existing architectural integrity of the Facility.

9.

UTILITIES

Venture will be responsible during the term of this Renewal Agreement, for all charges for electricity and water and other utilities provided exclusively to the Facility.

10.

INSURANCE; DAMAGE OR DESTRUCTION OF FACILITY

- (a) The Venture agrees to obtain and maintain for the term of this Renewal Agreement, insurance of the types and in the amounts indicated on Exhibit "C" hereto, which insurance shall conform with the additional requirements contained in said Exhibit "C". Said insurance shall cover the Facility and any expanded boundaries thereof which are subsequently agreed to by City and Venture in writing.
- (b) For all improvements made to the Facility by contractors engaged by the Venture, either said contractor or the Venture shall furnish a payment bond and a performance bond to the City in conformance with applicable State law and as set forth in Exhibit "C" hereto. The person executing the bonds on behalf of the surety shall file with the bonds a general power of attorney unlimited as to amount and type of bonds covered by such power of attorney and certified by an official of said surety.

- (c) In the event that any portion of the Facility shall be damaged or destroyed by fire or other casualty, Venture shall forthwith give notice thereof to City, and City shall at its sole cost and expense promptly commence and diligently prosecute to completion the repair, restoration, rebuilding, reconstruction or replacement of the damage or destroyed portion of the Facility, such that the condition of the Facility as so repaired, restored, rebuilt, reconstructed or replaced shall be as nearly as possible the condition of the Facility as it existed prior to such damage or destruction. All such repair, restoration, rebuilding, reconstruction or replacement shall be carried out in a first class workmanlike manner, subject to the prior written approval of Venture, which approval shall not be unreasonably withheld. City's obligation described above in this subparagraph (c), with respect to the first One Hundred Thousand Dollars (\$100,000) expense thereof, is conditioned upon payment by Venture of the amount required to maintain the insurance described in paragraph H of Exhibit "C" hereto. In the event that the Facility is completely destroyed by fire or other casualty, the City may but shall not be obligated to replace or reconstruct the Facility, and in the event that it does not do so, this Renewal Agreement shall be terminated as of the date of said destruction, and the Venture's obligation to make payments to the City pursuant to paragraph 3 or 19 hereof shall also cease as of said date. In the event that the City obtains insurance for the purpose of meeting its obligations pursuant hereto, said insurance shall contain a waiver of subrogation in favor of the Venture.

- (d) Venture's duty and obligation to pay the rent provided for the paragraph 3 of this Renewal Agreement shall abate by reason of any damage or destruction not resulting from the fault of the Venture, its sublessors or contractors which prevents or impedes Venture or its sublessees from conducting events presented at the Facility until City has completed the necessary repairs and Facility is again suitable for such events presented at the Facility.

11.

HOLD HARMLESS

In addition to maintaining the insurance required by Exhibit "C", the Venture agrees to hold the City, its officers, agents and employees harmless from any and all claims against the City or any of them arising out of any act or omission of the Venture, its officers, agents or employees which act or omission was not specified or contemplated by this Renewal Agreement. The Venture further agrees that its agreement to hold the City, its officers, agents or employees or subcontractors of any tier harmless shall not be limited to the limits of the liability insurance required by Exhibit "C".

12.

RIGHTS OF INSPECTION

The Venture agrees that it shall, at all times, grant to persons designated in writing by the City the right of access to the Facility at any time for the purposes of inspection thereof, determining compliance with the terms of this Renewal Agreement, or maintenance as required by paragraph 4 hereof.

13.

HANDICAPPED ACCESS

The provision for handicapped access specified in Exhibit “D” hereto shall be adhered to by the Venture during the term of this Renewal Agreement.

14.

COMPLIANCE WITH LAWS

As a contractor with the City of Atlanta, the Venture hereby agrees with the City of Atlanta that the Venture shall be bound by the valid laws of the United States, the State of Georgia, and all valid ordinances, regulations, policies and laws of the City of Atlanta, Georgia, including without limitation those having reference to prohibitions against discrimination on the basis of race, religion, color, sex, sexual orientation, sexual transgendered status, or national origin.

Furthermore, all subcontractors, minority and otherwise, shall be required to comply with the Finley Ordinance, as codified in Article L of the Atlanta City Code, attached hereto as Exhibit “E”.

15.

NO AGENT OR BROKER

The Venture warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Venture, to solicit or secure this Renewal Agreement, that it has not paid or agreed to pay any person, company, association, corporation, individual or firm, other than a bona fide employee working for the Venture, any fee, commission, percentage, gift or any other consideration, contingent upon or resulting from the award or making of this Renewal Agreement. For a breach or violation of the above warranty, and upon finding after notice and hearing, the City shall

have the right immediately to terminate the Renewal Agreement without liability and at its discretion to deduct from the contract price or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

16.

EXTENSION OF INITIAL TERM; TERMINATION

- (a) The term of this Renewal Agreement expires on December 31, 2002. There shall be no automatic right to a renewal or extension of this Renewal Agreement.
- (b) In addition to the events of default described in this Renewal Agreement, this Renewal Agreement may be terminated for cause by the City upon written notice to the Venture.
- (c) In the event that this Renewal Agreement is terminated by the City for failure to pay rent when due or for other violations of this Renewal Agreement, the Venture shall continue to be obligated to pay the rent set forth in Paragraph 3(a) for the then current lease year on a prorated basis for the calendar year through the date the Venture relinquishes possession to the City pursuant to said termination, that is, for the calendar year in which termination occurs, the Venture shall be obligated to pay the same proportion of the specified rent under 3(a) above for that calendar year as the time of the Venture's occupancy in said calendar year bears to the entire calendar year. In such event, the Venture shall also be obligated to pay the entirety of the amounts specified in Paragraph 3(b) above for tickets sold to events held in such calendar year.
- (d) In the event that the Venture wishes to withdraw from this Renewal Agreement, it may terminate the Renewal Agreement only upon giving the City 365-days notice in advance

of such termination.

17.

DEFAULT; NOTICE; CURE

- (a) The following events shall constitute events of default by either party (the “Defaulting Party”) under this Renewal Agreement: (i) if the Defaulting Party shall fail to make any payment required to be made by such party hereunder within ten (10) days after the due date of such payment; (ii) if the Defaulting Party shall violate or breach, or shall fail to fully and completely observe, keep, satisfy, perform and comply with any agreement, term, covenant, condition, requirement, restriction or provision of this Renewal Agreement (other than the payment of money), and shall not cure such failure within (30) days after the other party (the “Non-Defaulting Party”) gives the Defaulting Party written notice thereof in accordance with paragraph 23 hereof, or, if such failure shall be incapable of cure within thirty (30) days, if the Defaulting Party shall not commence to cure such failure within such thirty (30) day period and continuously prosecute the performance of the same to completion with due diligence; or (iii) if the Defaulting Party shall become or be declared or adjudicated bankrupt or insolvent or be unable to pay its debts as they mature. PROVIDED, that as to (1) those provisions of this Renewal Agreement pertaining to the scheduling and number of events in Paragraph 2 herein; and (2) those provisions pertaining to sound operating principles in Paragraph 7 herein, a default under said provisions shall be governed by the terms of subparagraph 2(h) or subparagraph 7(d), respectively.

- (b) Upon the occurrence of any event of default, the Non Defaulting Party may pursue any one or more of the following remedies, separately or concurrently or in any combination, without any notice (except as specifically otherwise provided herein) or demand whatsoever and without prejudice to any other remedy which it may have for any amounts payable by the Defaulting Party: (i) terminate this Renewal Agreement by giving the Defaulting Party written notice of termination, PROVIDED that in the case of violations of those provisions of this Renewal Agreement pertaining to the scheduling and number of events in Paragraph 2 herein; or those provisions pertaining to sound operating principles in Paragraph 7 herein, the City may only terminate the Defaulting Partner's interests in this Renewal Agreement or the defaulting sublessee's interests in any sublease, as the case may appear; and (ii) the Non-Defaulting Party may take such actions as may be necessary or appropriate to perform the obligations which the Defaulting Party is required to but has failed to perform under the terms of this Renewal Agreement, in which event the Defaulting Party shall reimburse the Non-Defaulting Party on demand for any expenses, including, without limitation, reasonable attorneys' fees, which the Non-Defaulting Party may incur in thus effecting satisfaction and performance of or compliance with the Defaulting Party's duties and obligations under this Renewal Agreement. PROVIDED, that if the default arises under Paragraph 2(h) or Paragraph 7(d), then the City may terminate only the Defaulting Partner's interests in this Renewal Agreement or the defaulting sublessee's interests in any sublease. The Venture shall amend any agreements it has among its constituent partners or with any

sublessees so as to effectuate the requirements of the foregoing sentence. In the event that one of the partners to the Venture has its interests terminated under this provision, then the other partner succeeds to the rights, duties, and interests of the Venture under this Renewal Agreement.

- (c) Non-Defaulting Party's pursuit of any one or more of the remedies stated in subparagraph (b) above shall not preclude pursuit of any other remedy or remedies provided in this Renewal Agreement or any other remedy or remedies provided for or allowed by law or in equity, separately or concurrently or in any combination. The Non-Defaulting Party's pursuit of any one or more of the remedies provided in this Renewal Agreement shall not constitute an election of remedies, excluding the election of another remedy or remedies, or a forfeiture or waiver of any amount payable under this Renewal Agreement or of any other damages or other sums accruing by Defaulting Party by reason of Defaulting Party's failure to fully and completely keep, observe, perform, satisfy and comply with all of the agreements, terms, covenants, conditions, requirements, provisions and restrictions of this Renewal Agreement.
- (d) To ensure compliance with the provisions of this Renewal Agreement, the Venture shall post a bond in favor of the City in advance of each yearly concert season in the amount of One Million Dollars (\$1,000,000).
- (e) In the event that the Venture should fail timely to post the bond to insure compliance as provided by Paragraph 17(d) above, or in the event that the Ventures commits three uncured material breaches of this Renewal Agreement in a single calendar year, such

shall be an event of default. Upon the occurrence of such event of default the City shall have the right immediately to terminate this Renewal Agreement without liability, notwithstanding any other provisions in this Paragraph in subparagraphs (a), (b), or (c), above.

- (f) Upon the termination of this Renewal Agreement by either party, the Venture and any sublessees shall immediately relinquish possession of the Facility to the City, and upon the Venture's failure to relinquish possession it shall become a tenant holding over. The City may then make demand for possession and if such is refused, the City may institute dispossessory proceedings in a court of appropriate jurisdiction, in which event the Venture shall continue to be liable for rent for such period of time as it continues to hold possession as a tenant holding over. All rents past due shall be paid to the City or into the registry of the court, and the rent for the then current year shall become immediately due and payable, anything in Paragraph 3 above to the contrary notwithstanding. During the pendency of such dispossessory proceedings the Venture shall continue to pay into the registry of the court any rents accruing after the institution of such proceeding on the first day of each month on a prorated basis for the calendar year.

18.

COMMITMENT TO CAPITAL IMPROVEMENTS

There shall be no mandated capital improvements required or specified in the term of this Renewal Agreement, other than those necessary to effectuate noise attenuation as provided elsewhere in this Renewal Agreement. Such improvements regarding sound attenuation shall be given first priority

over any other capital improvements, if any, which made be agreed upon by the parties, or which may be included in any future amendment, renewal or extension of this Renewal Agreement. The provisions of the former Agreement in effect 1991-2000 shall continue to be effective as to the amortization of capital improvements made pursuant to that Agreement only (In order to maintain a consistency of numbering with exhibits to the 1990 Agreement, there shall be no Exhibits "F" or "G" to this Renewal Agreement.).

19.

PARKING

The City shall permit the Venture or its agent to manage those City-owned parking lots identified on Exhibit "H" hereto on an exclusive basis on each performance date (commencing three [3] hours prior to the scheduled performance and ending at midnight on said day) for the term of this Renewal Agreement; provided, that in the parking lot nearest the Chastain Horse Stables clubhouse there shall be at all times a minimum of seventy (70) parking spaces reserved to the operators of the Stables for the benefit of patrons of the Stables. The Venture shall pay to the City an amount equal to one-third (33 $\frac{1}{3}$ %) of the gross receipts (net of any applicable sales, use or similar taxes) documented in writing certified by the Venture or its designee from parking on said parking lots. Said amounts shall be paid no later than November 15 of each year. The Venture shall employ parking systems which are of the same quality as those employed during 1990.

The Venture may charge no more than Six Dollars (\$6.00) per event for parking; provided, however, that commencing in 2004, and in each third year of the term of this Renewal Agreement thereafter, the Venture may request the City Department of Parks, Recreation and Cultural Affairs to

approve an increase in said rates, and any such approved increase shall be effective without requiring an amendment to this Renewal Agreement or the approval of any other body.

See subparagraph 4(i) above for restrictions pertaining to on-street parking in the neighborhood surrounding the Facility.

20.

ASSIGNMENT

The Venture shall have the authority to transfer or assign any of its interest or responsibility under this Renewal Agreement with the prior written consent of the City, which consent shall be authorized by resolution or ordinance of the City Council. The Venture shall not voluntarily, involuntarily, or by operation of law, sell, assign, encumber, pledge or otherwise transfer all or any part of its interest in, or rights with respect to, the Facility and/or this Renewal Agreement, without first obtaining in each such instance the City's prior written consent. Any such assignment or transfer without the City's prior written consent shall be void and shall, at the City's option, constitute a material breach of this Renewal Agreement. No acceptance by the City of any rent or other sum of money from any assignee or other category of transferee shall release the Venture from any of its obligations hereunder or be deemed to constitute the City's consent to any assignment or transfer, and, in any event, the Venture shall remain primarily liable on this Renewal Agreement for the entire lease term hereof, and shall in no way be released from the full and complete performance of all the terms, conditions, covenants and agreements contained herein.

21.

AUDIT

City, at no expense to Venture, shall have the right to inspect and audit at any time during business hours, upon reasonable advance notice and for the applicable retention period required by governmental authorities (including the requirements of the Internal Revenue Service) having jurisdiction over the Venture or City, all of Venture's income, costs, expenses, correspondence and records as well as vouchers and books of account insofar as they pertain to the performance of Venture's services under this Renewal Agreement.

22.

EXECUTION

It is understood and agreed by the Venture that this Renewal Agreement shall not become binding on the City, and the City shall incur no liability upon same, until this Renewal Agreement has been executed by the Mayor and delivered to the Venture.

23.

NOTICE

All notices required pursuant to the provisions of this Renewal Agreement shall be deemed to have been given as of the date on which deposited in the United States mail with proper postage affixed, certified with return receipt requested, to the parties at the following addresses, with copies of all notices to the Chastain Park Civic Association (or to such other persons or such other addresses as notice shall have been given in accordance herewith):

If to the City:

Commissioner
Department of Parks, Recreation and Cultural Affairs
City of Atlanta
Eighth Floor, City Hall East
675 Ponce de Leon Avenue, N.E.
Atlanta, Georgia 30308

Telephonic notices shall be given to the Director of Bureau of Cultural Affairs
at (404) 817-6815.

If to the Venture:

Chastain Ventures
c/o Atlanta Symphony Orchestra
1293 Peachtree Street, N.E.
Atlanta, Georgia 30309

Telephonic notices shall be given to Chastain Ventures at (404) 733-4900.

If to the Chastain Park Civic Association:

Chastain Park Civic Association
P.O. Box 420473
Atlanta, Georgia 30342

AND

Chastain Park Civic Association
C/o Bradley Satterfield, President
104 Putnam Circle
Atlanta, Georgia 30342

Notice may also be provided by facsimile transmission (telecopy), confirmed by telecopy receipt, at the following telecopy numbers (or such other number as notice shall have been given in accordance herewith):

If to the City:

(404) XXX-XXXX

If to the Venture:

(404) XXX-XXXX

If to the Chastain Park Civic Association:

(404) 233-8206

In the event of a change of address, telephone, or facsimile number of any person or entity entitled to notice hereunder, such person or entity shall give prompt written notice thereof in accordance with the foregoing. Thereafter, all notices given under this Renewal Agreement shall be made in conformity with such change of address, telephone or facsimile number.

24.

ENTIRE AGREEMENT

This Renewal Agreement constitutes the entire agreement of the parties, and it supersedes all previous agreements between the parties as of the effective date of January 1, 2001, at which time all obligations under the former Agreement of December 21, 1990, and any other agreements between the parties shall expire.

25.

APPLICABLE LAW

The law of the State of Georgia shall govern the interpretation, validity, performance and enforcement of this Renewal Agreement.

26.

TIME

Time is of the essence to this Renewal Agreement.

IN WITNESS WHEREOF, the City and the Venture have caused this Renewal Agreement to be executed by the duly authorized officials, the day and year first above written.

(Signatures on following page)

ATTEST:

CITY OF ATLANTA

Municipal Clerk

_____(SEAL)
Mayor

ATTEST:

CHASTAIN VENTURES

Secretary,
Robert W. Woodruff Arts Center, Inc.

by: _____
President, Robert W. Woodruff Arts Center, Inc
(SEAL).

Secretary,
Concert / Southern Chastain Promotions

by: _____
Concert / Southern Chastain Promotions (SEAL)
Title: _____

Secretary,
Southern Promotions, Inc.

by: _____(SEAL)
For Southern Promotions, Inc.
Title: _____

(Signatures continued on next page)

Secretary,
High Cotton, Inc.

by: _____(SEAL)
For High Cotton, Inc.
Title: _____

APPROVED:

RECOMMENDED:

Commissioner, Department
of Parks, Recreation and Cultural Affairs
City of Atlanta

Chief Operating Officer, City of Atlanta

APPROVED AS TO FORM:

APPROVED:

Assistant City Attorney

Director, Bureau of Purchasing
And Real Estate

APPROVED AS TO INTENT:

APPROVED AS TO INTENT:

Director, Bureau of Cultural Affairs

Chief Financial Officer, City of Atlanta

Chastain Amphitheater – Renewal Agreement

City of Atlanta Ordinance Exhibit M

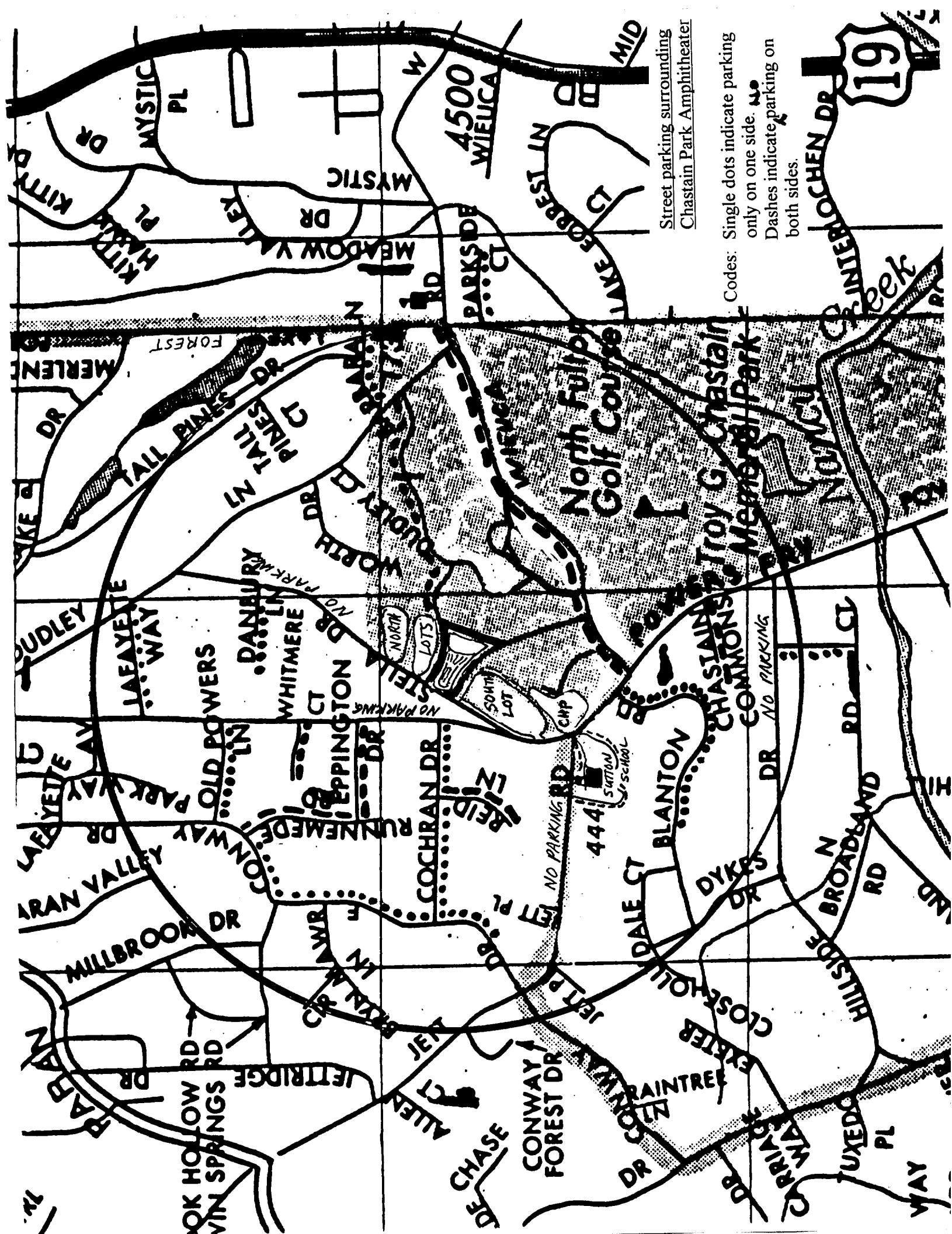
**Streets Within one half mile radius of Chastain Amphitheater
Designated for Restriction of Street Parking
as referenced in attached City of Atlanta Street Map
Streets within Unincorporated Fulton County are noted as (UFC)**

City of Atlanta

**Barbara Lane
Blanton Road
Bryn Mawr Lane
Chastain Commons
Cochran Drive
Dudley Lane (City & UFC)
Dykes Drive
East Conway Drive (City & UFC)
Eppington Drive (City & UFC)
Hillside Drive
Hollydale Court
Jett Place
Jett Road
Lake Forest Drive (City & UFC)
Parkside Court
Powers Ferry Road (City & UFC)
Reid Lane
Runnemedede Road (City & UFC)
Tall Pines Court
Tall Pines Drive**

Unincorporated Fulton County

**Danbury Lane
Dudley Court
Lafayette Way
Old Powers Lane
Park Way
Stella Drive
Whitmere Court
Worth Drive**



Street parking surrounding
Chastain Park Amphitheater

Codes: Single dots indicate parking
only on one side.
Dashes indicate parking on
both sides.



RCS# 2448
12/04/00
6:21 PM

Atlanta City Council

Regular Session

00-O-1962

New 2 year Lease Agreement for Chastain
Amphitheater
ADOPT AS AMEND

YEAS: 5
NAYS: 9
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

*FAILED /
DEFEATE*

*Consequently
Adversed By
Council*

N McCarty
N Starnes
N Bond
N Winslow

N Dorsey
Y Woolard
Y Morris
Y Muller

Y Moore
N Martin
N Maddox
N Boazman

B Thomas
Y Emmons
N Alexander
NV Pitts

00-0 -1962

(Do Not Write Above This Line)

AN ORDINANCE

BY COUNCILMEMBER CLAIR MULLER

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW ONE YEAR AGREEMENT FOR LEASE OF CHASTAIN AMPHITHEATER FOR A TERM OF ONE YEAR WITH THE ATLANTA SYMPHONY ORCHESTRA, CONCERT SOUTHERN PROMOTIONS AND JERRY DICKERSON PRESENTS.

Motion to Adopt
as Amended (FAILED)
Was Deleted by 5 Years
a Vote of 9 Days, 5 Years

12/4/00
Advised By
Council

ADVISED BY DEC 04 2000
CITY COUNCIL

AS AMENDED

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☒ PERSONAL PAPER REFER

Date Referred 11/20/00

Referred To: Finance / Executive

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee F.N. / Exec
Date 11-27-00
Chair [Signature]
Action: Fav, Adv, Hold (see rev. side)
Other: Amended
Members [Signature]
Refer To [Signature]

Committee _____
Date _____
Chair _____
Action: Fav, Adv, Hold (see rev. side)
Other: _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Action: Fav, Adv, Hold (see rev. side)
Other: _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Action: Fav, Adv, Hold (see rev. side)
Other: _____
Members _____
Refer To _____

FINAL COUNCIL ACTION

- ☒ 2nd
- ☐ 1st & 2nd
- ☐ 3rd
- ☐ Consent
- ☐ V Vote
- ☒ RC Vote

CERTIFIED

CERTIFIED
DEC 4 2000
ATLANTA CITY COUNCIL PRESIDENT
[Signature]

CERTIFIED
DEC 04 2000
[Signature]

MAYOR'S ACTION